



11930 Cyrus Way  
Mukilteo, WA 98275  
(425) 263-8000

## **Notice of Application** for Wizard Industries at 4600 116<sup>th</sup> Street SW by Adam Clark

Adam Clark, on behalf of Wizard Industries, applied for a Land Use Development Permit with the City of Mukilteo on April 21, 2016. The application was determined to be complete on May 6, 2016. This application and all supporting documents are available at City Hall for public viewing. (File No. PPR 2016-002).

**Description of Proposal:** Construction of a 9,120 square foot industrial addition with associated grading, parking, landscaping and frontage improvements located in the Industrial Park (IP) zone. This addition will be located on Lot 11 of the Harbour Pointe Business Center North Campus (whereas the existing building is located on Lot 10), otherwise known as 4600 116<sup>th</sup> SW, Mukilteo, Washington.

**Location of Proposal:** Section 21 Township 28 Range 04 Quarter SE HARBOUR POINTE BUSINESS CENTER, NORTH CAMPUS BLK 000 D-00 LOT 11; otherwise known as 4600 116<sup>TH</sup> Street SW, Mukilteo, Washington.

### **Environmental Documents Prepared for the Proposal:**

- Environmental Checklist prepared by Adam Clark dated April 20, 2016
- Geotechnical Report prepared by Nelson Geotechnical Associates, Incorporated dated June 17, 2015
- Preliminary Drainage Study prepared by OCE (Oconnell Civil Engineering) dated April 18, 2016.
- Possession Shores Final Environmental Impact Statement (FEIS) dated June 13, 1978, adopted by Snohomish County on June 8, 1988 with preliminary plat of Sector 15 now known as Harbour Pointe Business Center.
- SEPA Addendum to the Possession Shores FEIS dated October 9, 1997 for construction of 22,152 Square Foot Office/Warehouse on Lot 10 with approximately 3,000 cubic yards of fill placed on Lot 11 (subject lot).

### **List of Required Permits:**

- Land Use Permit
- Lot Line Adjustment
- Engineering Permit
- Building Permit
- Any State and Federal Permits if applicable.

### **Applicable Policies and Requirements**

The project will be reviewed for consistency with the following policies, standards and regulations:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Possession Shores Master Plan              | <input checked="" type="checkbox"/> Sector Plan & Amendments     |
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan  | <input checked="" type="checkbox"/> Mukilteo Municipal Code      |
| <input checked="" type="checkbox"/> International Building Code (2012 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development |
| <input checked="" type="checkbox"/> International Fire Code (2012 Edition)     | Standards  |

### **SEPA Addendum Process to be Used:**

The City of Mukilteo, as lead agency for this proposal expects to issue a SEPA Addendum for the proposal. This may be the only opportunity to comment on the environmental impacts of the proposal. Project approval may include mitigation measures under Mukilteo Municipal Code 13.12 – Drainage Management. Also, the project review process may incorporate or require mitigation measures.

### **Comment Period**

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Karl Almgren, Assistant Planner at (425) 263-8045. The public is invited to comment on the project by submitting written comments to the Planning Department at the above address by 4:30 p.m. on the date noted below.

**Notice of Application Issued:** Friday, May 20, 2016

**End of Comment Period:** Monday, June 6, 2016

The City will not act on this application until the end of the 14-day public comment period. Upon completion of project review the proposed application will be administratively approved, approved with conditions, or denied. You may request a copy of the final decision on the project by making a written request to the City contact person named below.

### **Public Hearing**

There will not be a public hearing conducted on this project.

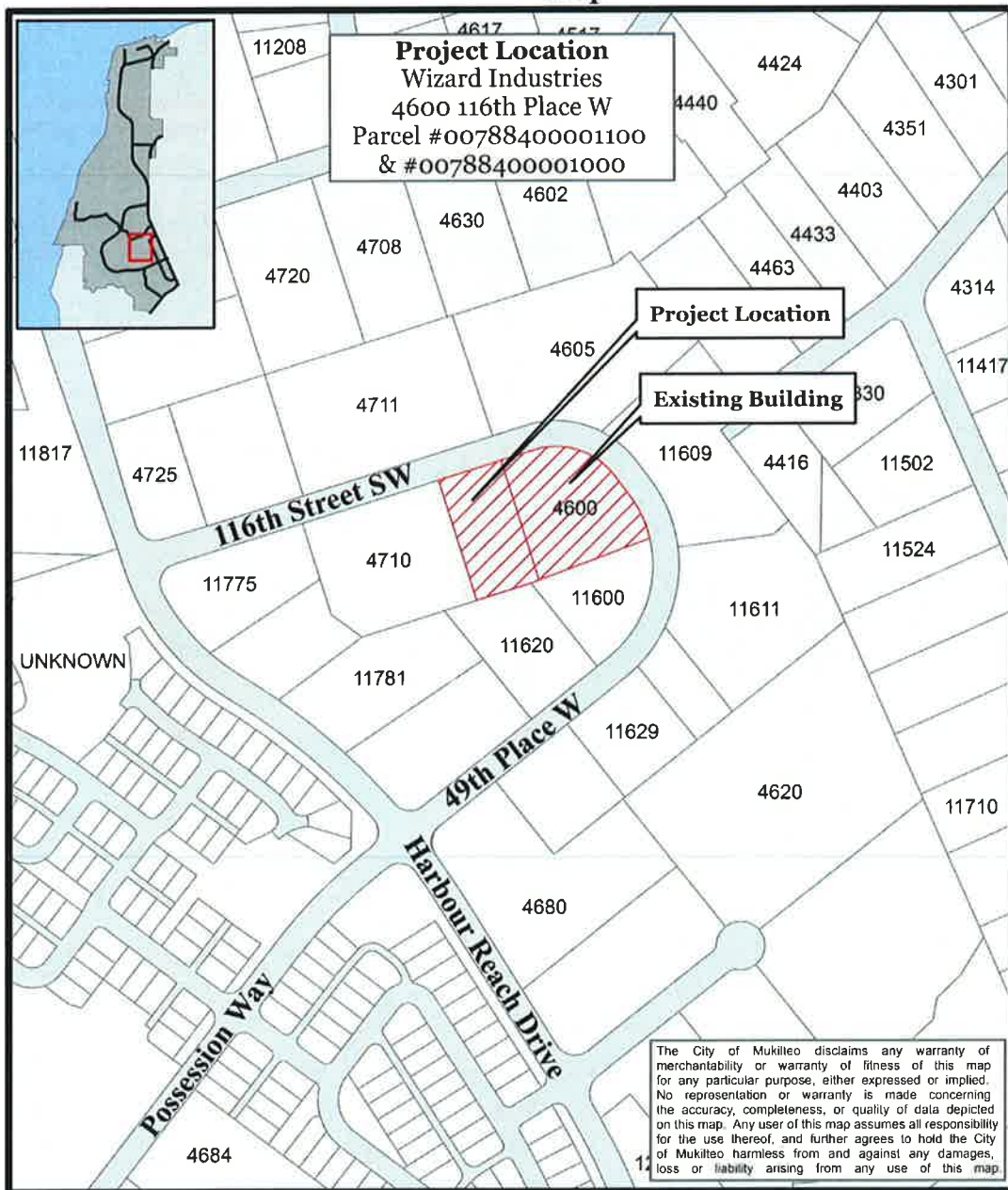
### **Appeals**

The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

**Contact Person:** Karl Almgren, AICP, Assistant Planner (425) 263-8045

Signature:  Date: 5/18/2016  
Karl Almgren, AICP, Assistant Planner

### Location Map



**Date Issued: Friday, May, 20, 2016**

**Date Advertised: Friday, May 20, 2016**

**End Comment Period: Monday, June 6, 2016**

pc: Applicant/Representative  
Reviewing Agencies  
Interested Parties

CDD Director  
Planning Manager  
Permit Services Supervisor

Permit Services Assistants (2)  
Property File